



Property Tax Information Fiscal Year 2011 1st & 2nd Quarter

Important Facts Fiscal Year 2011

Preliminary Tax Bills

1st and 2nd Quarter tax bills are preliminary bills based upon your property's Fiscal Year 2010 taxes.

Tax Due Dates

First Quarter taxes are due Monday, August 2, 2010.
Second Quarter taxes are due Monday, November 1, 2010.

Tax Bill Mailing Address

Mail your tax payments to:
Boston Real Estate
P.O. Box 55808, Boston, MA
02205-5808

Abatement Filing Deadline

The Fiscal Year 2011 abatement filing period is after the issuance of the 3rd Quarter tax bill. The filing deadline is February 1, 2011.

Deadline for Filing Personal and Residential Exemptions

Monday, March 31, 2011.

For CURRENT Fiscal Year Tax Bills & Payments

Call the Taxpayer Referral & Assistance Center at (617) 635-4287.

For PRIOR Fiscal Year Tax Bills & Payments

Call the Collector's office at (617) 635-4131 or 4132.

Tax Bill Payments by Mortgage Companies

If you have a mortgage with an escrow account, forward your bill to the bank or mortgage company to ensure timely payment of taxes.

Assessing Department Annual Maintenance Project

Each year, the Valuation division of the City of Boston Assessing Department undertakes a maintenance project. This project consists of field inspecting properties that have experienced record changes due to a sale, permit activity, change in use, and/or change in condition or tax status during the previous calendar year.

The Assessing Department is committed to maintaining accurate, consistent and up-to-date parcel data throughout the city. Representatives of the City of Boston Assessing Department will be performing field inspections on certain properties around the City. Each representative will carry a photo ID badge to verify his or her authenticity.

Call the Assessing Department Valuation division at (617) 635-1131 for more information.

Residential & Personal Exemptions Provide Tax Relief

The **residential exemption** allows taxpayers who own and occupy their home to have a portion of their property value exempted from taxation. To qualify for Fiscal Year 2011, homeowners must have owned and occupied their home on January 1, 2010. Documentation proving ownership and occupancy is required. *(NOTE: Your Social Security Number is required for identification purposes and will be kept confidential. It will be used solely to confirm a 2009 personal income tax filing from your address with the Commonwealth of Massachusetts Department of Revenue. No exemption will be allowed if this number is not provided).*

Applications for Fiscal Year 2011 will be sent in September, 2010 to those persons who purchased their homes in Calendar Year 2009. If you purchased your home in Calendar Year 2010, a residential exemption application will be sent to you in September, 2011.

For Fiscal Year 2011, the residential exemption will be applied to the 3rd quarter tax bill.

Taxpayer Referral & Assistance Center (TRAC) (617)635-4287

Contact the TRAC office about:

- Property tax
- Residential exemption
- Elderly and other personal exemptions
- Duplicate tax bills
- Current motor vehicle excise tax
- Current boat excise tax
- Current tax bill balances and payments

The TRAC office is located on the mezzanine level of City Hall and open weekdays from 9AM - 5PM or online at: www.cityofboston.gov/assessing.

Personal exemptions are available to qualified homeowners who are: Elderly, Blind, Surviving Spouses, Minor children of deceased parents, or Veterans with service-connected disabilities. Each exemption has certain eligibility requirements (i.e. age, income restrictions). You may not receive more than one personal exemption. If, however, you qualify for two or more exemptions, you will receive the exemption that saves you the most money.

Information about personal exemptions and their specific requirements can be obtained from the Assessing Department Taxpayer Referral & Assistance Center at (617) 635-4287 or on-line at www.cityofboston.gov/assessing.

How to Obtain Residential & Personal Exemption Applications

Obtain an application for residential or personal exemption by calling the Taxpayer Referral & Assistance Center at (617) 635-4287 or visiting the Assessing Department, Room 301, City Hall. Return your completed application with the required documentation. The filing deadline for residential and personal exemptions is March 31, 2011.

Fiscal Year 2011 (July 1, 2010 - June 30, 2011) Real Estate Tax Calendar

The City of Boston employs a quarterly tax billing system.

July 1, 2010	Fiscal Year 2011 begins. 1st Quarter preliminary tax bill issued (the first of two equal amounts; estimated tax bills are based on fiscal year 2010 taxes).
August 2, 2010	1st Quarter tax due. Personal exemption renewal applications mailed.
September, 2010	Residential exemption applications mailed to new owners who purchased property in calendar year 2009.
October 1, 2010	2nd Quarter preliminary tax bill issued (the second of two equal and preliminary tax bills based on Fiscal Year 2010 taxes).
November 1, 2010	2nd Quarter tax due.
Late December 2010	3rd Quarter actual tax bill issued (bill reflects the actual value and tax rate for Fiscal Year 2011).
January 1, 2011	Fiscal Year 2011 Abatement filing period begins. Filing period for certain personal exemptions begins (Elderly, Blind, Surviving Spouse, Disabled Veteran, etc.).
February 1, 2011	3rd Quarter tax due. Fiscal Year 2011 Abatement filing period ends.
March 1, 2011	Final date for owners of taxable personal property to file Form of List . Final date for charitable organizations to file the 3ABC Form .
March 31, 2011	Residential and certain personal exemptions must be filed within 3 months of the mailing date of the 3rd Quarter tax bill.
April 1, 2011	4th Quarter tax bill issued.
May 2, 2011	4th Quarter tax due.
June 30, 2011	Fiscal Year 2011 ends.

Frequently Asked Questions



It is July 2010. Why have I received a tax bill for "Fiscal Year" 2011?

The City of Boston operates on a "Fiscal Year" basis. Unlike the calendar year (January 1 – December 31), the fiscal year runs from July 1 to the following June 30 (i.e., Fiscal Year 2011 is from July 1, 2010 – June 30, 2011).

Where should I mail my real estate tax bill payment?

Mail your tax payments to: City of Boston Real Estate, P. O. Box 55808, Boston, MA 02205-5808.

Where do I obtain tax payment information?

For **current** fiscal year payments: call the Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287 or access tax payment information online at www.cityofboston.gov/assessing.

For **prior** year tax payments: call the Collector's office at (617) 635-4131.

I'm a new owner. Why did I receive my tax bill in the former owner's name?

State law requires the Collector's office to send tax bills to the owner of record as of the assessment date. The assessment date for all Fiscal Year 2011 tax bills is January 1, 2010. Change of ownership transactions made after that date will be reflected in Fiscal Year 2012. Contact the Assessing Department Tax Data Administration unit at (617) 635-3783 for further information.

New owners may obtain a duplicate tax bill by calling the Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287.

I own a house and an adjacent lot. How can I consolidate my separate parcel tax bills into one bill?

Obtain a Consolidation Request Form by calling the Taxpayer Referral & Assistance Center at (617) 635-4287 or on-line at www.cityofboston.gov/assessing. Go to *Real Estate Parcel Consolidation* on the left menu. Be sure to include the property parcel ID numbers you wish to consolidate and their exact locations.

This is an Important Notice. Please have it translated.

Questro é una notizia molto importante. Per piacere falla tradurre.

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Se von anons ki enpòtan anpil. Sou Ple, fè tradwi li pou w.

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